



FILE: PA03-0003

DATE: April 8, 2003
TO: File/Record/Applicant
FROM: Larry M. Leaman Interim Director, Planning and Development Services Department
SUBJECT: Planning Application PA03-0003 for Site Development Permit
APPLICANT: Rancho Mission Viejo Company and Richmond American Homes

I. NATURE OF PROJECT:

The project site is 7.9 acres in size, is vacant and graded. The project is in the *Terramor Village* (Planning Area 4B) area in the southern Ladera Planned Community. An arroyo open space area surrounds the site with pedestrian trails linking this project to the surrounding village and community. Access to the site is from Ethereal Street at the south end of the project.

The applicant proposes the construction of 65 detached single-family dwelling in the Planned Concept design, which are small lots at a minimum density of 9 units per net acre. This proposal provides for the "traditional" single-family design where typically the front entrance to the home is from an exterior street or a common pedestrian area and the garage is accessed from an alley. The Planned Concept has no minimum lot size for each dwelling. The average lot size in this proposal is 2,600 square feet. The project has three basic unit types ranging in size from 3-bedroom/2 ½ baths at 1,760 square feet to 4-bedroom/2 ½ baths at 2,129 square feet. Each dwelling unit is provided an attached two-car garage. The required parking for this proposal, including guest parking, is 208 spaces. Total parking provided for this proposal is 214 spaces. Included in that total are 130 covered spaces, 84 on-site open spaces.

This proposal is associated with VTTM 16348. A model home sales complex is proposed for this project. The complex is located on the west side of Ethereal and the south side of Brompton Circle at the project's southern entrance. Three model homes with a sales office are located on lots 63, 64 and 65. A parking area for ten cars is located on adjacent lots 61 and 62. A temporary handicapped accessible restroom building is also proposed at the parking area. The model complex includes the typical informational and directional signage along with flags and pennants (a total of ten are permitted) and both permanent and temporary landscaping. The total time permitted for a model complex is three years. This includes an initial approval period of two years with an extension of time that may be granted not to exceed a period of additional year. The proposed model complex conforms to the standards for a model complex.

The project as proposed conforms to all site development standards with no site development modification proposed. The Ladera PC allows this proposal to be processed through an administrative

Site Development Permit. The following table shows the project compliance with the required development standard and parking standard.

Development Standard	Required	Proposed
Net project density	9 units/acre	11.4 units/acre
Building site area	No minimum	7.91 acres
Building height	35 feet maximum	30 feet maximum
Building site coverage	60% maximum for the total development	37.4%
Setback, Front	12 feet from back of street curb	12 feet minimum
Setback, Rear	5 feet	5 feet minimum
Setback, Side	10 feet aggregate total	10 feet aggregate total
Usable project open space	5% to 10 %	29.8%
Usable private open space per each dwelling unit	150 sq. ft./lot	795 to 1,901 sq. ft./lot (1,120 sq. ft./lot average)
Parking	Required	Provided
Covered	130 spaces	130 spaces
Open Guest (13) and spaces for homes with driveway lengths less than 17' (65).	78 spaces	84 spaces including 20 bay spaces and 64 parallel on-street spaces
Total parking spaces	208 based on 3.2 spaces/dwelling	214

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code Section 7-9-150 "Discretionary Permits and Procedures" and the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, Addendum PA990143 and Addendum PA010109. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry M. Leaman, Interim Director
Planning and Development Services Department

By: _____

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

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ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else

raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.